

SHOPPING CENTER (SC) DISTRICT

Purpose and Intent:

The SC, Shopping Center District is primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region. The district is established on large sites to provide locations for major developments, which contain multiple uses, shared parking, and drives, and coordinated signage and landscaping.

Additional Requirements: None

Permitted Uses:

AGRICULTURAL USES

Agricultural Production (crops)
Animal Services (other) *D*
Forestry

RESIDENTIAL USES

Shelters, Temporary *D [AOD]*

ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)

Accessory Uses and Structures (customary)
Bulky Item Outdoor Display *D*
Caretaker Dwellings *D [AOD]*
Communication Towers (exceeding height limits of zoning district) *S*
Communication Towers (not exceeding height limits of zoning district) *D*
Disabled Motor Vehicles *D*
Satellite Dishes/TV and Radio Antennae (Accessory) *D*
Swimming Pools *D*

RECREATIONAL USES

Athletic Fields
Billiard Parlors
Bingo Games
Bowling Centers
Clubs or Lodges
Coin Operated Amusements
Dance Schools
Golf Courses, Miniature
Martial Arts Instructional Schools *D*
Physical Fitness Centers
Public Parks *D*
Public Recreation Facilities *D*
Skating Rinks
Sports Instructional Schools *D*
Sports & Recreation Clubs, Indoor

EDUCATIONAL AND INSTITUTIONAL USES

Ambulance Services

Continued - Educational and Institutional Uses

Auditoriums, Coliseums, Theaters or Stadiums
(capacity <, 100 people) *[AOD]*
Auditoriums, Coliseums, Theaters or Stadiums
(capacity >, 100 people) *S [AOD]*
Cemeteries/Mausoleums *D*
Churches *[AOD]*
Colleges or Universities *[AOD]*
Fire Stations
Government Offices
Libraries *[AOD]*
Museums or Art Galleries *[AOD]*
Police Stations, Neighborhood
Post Offices
Retreat Centers *[AOD]*
School Administration Facilities

BUSINESS, PROFESSIONAL, & PERSONAL SERVICES

Accounting, Auditing, or Bookkeeping
Administrative or Management Services
Advertising Agencies or Representatives
Automobile Rental or Leasing *[WCA] D*
Automobile Repair Services, Minor *[WCA] D*
Automobile Parking (commercial)
Banks, Savings & Loans, or Credit Unions
Barber Shops
Beauty Shops
Car Washes *[WCA] D*
Clothing Alterations or Repairs
Computer Maintenance and Repairs
Computer Rental & Leasing
Computer Services
Economic, Socio., or Educational Research
Employment Agencies, Personnel Agencies
Engineering, Architect, or Survey Services
Finance or Loan Offices
Hotels or Motels *[AOD]*
Insurance Agencies (no on-site claims insp.)
Insurance Agencies (carriers/on-site claims)
Kennels or Pet Grooming Services *D*

Continued - Business, Professional & Personal Services

Laundromats, Coin-Operated
Laundry or Dry Cleaning Plants **[WCA] D**
Laundry or Dry Cleaning Substations
Law Offices
Medical, Dental or Related Offices
Medical or Dental Laboratories
Medical Equipment Rental and Leasing
Motion Picture Theaters, IndoOr **[AOD]**
Noncommercial Research Organizations
Office Uses Not Otherwise Classified
Photocopying and Duplicating Services
Photofinishing Laboratories
Photography Studios
Real Estate Offices
Rehabilitation or Counseling Services
Shoe Repair or Shoeshine Shops
Stock, Security or Commodity Brokers
Tanning Salons
Television, Radio, or Electronic Repairs
Theaters, Indoor **[AOD]**
Travel Agencies
Veterinary Services (Other) **D**
Vocational, Business or Secretarial Schools
Watch or Jewelry Repair Shops
Wireless Communication Business

RETAIL TRADE

A B C Stores (liquor)
Antique Stores and Used Merchandise Stores **D**
Appliance Stores
Arts & Crafts
Auto Supply Sales
Bakeries
Bars **D**
Bars (capacity > 100 persons) **S**
Book Stores
Building Supply Sales (no storage yard)
Building Supply Sales (with storage yard) **D**
Camera Stores
Candy Stores
Caterers
Clothing, Shoe and Accessory Stores
Computer Sales
Convenience Stores (with gasoline pumps) **[WCA]**
Convenience Stores (without gasoline pumps)
Dairy Products Stores
Department, Variety or Gen Merchandise Stores
Dinner Theaters
Drug Stores
Fabric or Piece Goods Stores
Flea Markets (indoor) and Antique Malls (indoor) **D**
Floor Covering, Drapery or Upholstery
Florists
Food Stores
Furniture Sales

Continued - Retail Trade

Garden Centers or Retail Nurseries **D**
Gift or Card Shops
Hardware Stores
Hobby Shops
Home Furnishings, Miscellaneous
Jewelry Stores
Luggage or Leather Goods Stores
Miscellaneous Retail Sales
Musical Instrument Sales
Newsstands
Office Machine Sales
Optical Goods Sales
Paint and Wallpaper Sales
Pawn Shop
Pet Stores
Record and Tape Stores
Restaurants (with drive-thru)
Restaurants (no drive-thru)
Restaurants (serving mixed alcoholic bev)
Service Stations, Gasoline **[WCA]**
Sporting Goods Stores
Stationery Stores
Television, Radio or Electronic Sales
Tire Sales **D**
Tobacco Stores
Video Tape Rental and Sales

WHOLESALE TRADE

None

TRANSPORTATION, WAREHOUSING AND UTILITIES

Communication or Broadcasting Facilities
Communication Towers (exceeding height limits of zoning district) **S**
Communication Towers (not exceeding height limits of zoning district) **D**
Courier Service Substations
Demolition Debris Landfills, Minor **[WCA] D**
Utility Company Offices
Utility Lines and Related Appurtenances:

- Distribution Poles, Transmission Poles & Towers
- Other

Utility Service Facilities **D**

MANUFACTURING AND INDUSTRIAL USES

None

OTHER USES

Automotive Parking (subj. to Sec. 9-5-6)
High Mast Outdoor Lighting > 50' in ht. **D**
Mixed Developments **D**
Temporary Construction, Storage or Offices; Real

Continued – Other Uses

Estate Sales or Rental Offices (with concurrent building permit for permanent building)

Storage Trailers (accessory use) **D**

Temporary Events, including but not limited to: (Refer to Section 9-3-3(f))

- Arts and Crafts Shows
- Carnivals and Fairs
- Christmas Tree Sales
- Concerts, Stage Shows
- Conventions, Trade Shows
- Outdoor Retail Sales
- Outdoor Religious Events

D	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
S	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
Z	Overlay Zoning Required.
WCA	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
R	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
AOD	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

SHOPPING CENTER (SC) DISTRICT

SHOPPING CENTER DISTRICT DIMENSIONAL REQUIREMENTS:

<i>Minimum Development Size (acre)</i>	5 acres
<i>Minimum Development Width (feet)</i>	250 feet
<i>Minimum Lot Size</i>	20,000 square feet Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record).
<i>Minimum Lot Width</i>	N/A
<i>Minimum Street Frontage:</i>	100 feet
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector	30 feet from the property line or 55 feet from the centerline of the street whichever is greater
Minor Thoroughfare	40 feet from the property line or 75 feet from the centerline of the street whichever is greater
Major Thoroughfare	50 feet from the property line or 95 feet from the centerline of the street whichever is greater
<i>Minimum Interior Setbacks side and rear:</i>	
Adj. to Non-Res. Zoning	20 feet , (Development perimeter only.)
Adj. to Res. Zoning	35 feet , (Development perimeter only.)
<i>Maximum Height:</i>	50/80 feet , (Maximum height without/with additional setbacks. Increase all setbacks by one (1) foot for every one (1) foot increase in height between fifty (50) and eighty (80) feet, but not for additional height beyond eighty (80) feet.)

Notes:

- (a) Setback from right- of- way line or property line/ street centerline, whichever is greater. Setbacks along private streets shall be the same as indicated from the property line along local streets for the appropriate district. Setbacks may be reduced in accordance with Section 9-4-12(b), *Prevailing Street Setback*. The setback from an alley shall be the appropriate minimum interior setback for the zoning district.

This City of High Point zoning district fact sheet has been compiled by Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.